



Churchill Crossing

10/09 Board Meeting Minutes

- Pond Dam removal update
 - \$2500 estimated cost; go-ahead given
 - New owner advised as part of sale
 - Supplier will start removal within two weeks
- Regions Bank construction update
 - Churchill trenching has now started; HOA trees are removed
 - Any additional HOA costs incurred will be billed to Regions
- Draft Asset Reserve Survey received
 - Some Board proposed changes to be incorporated
 - Invoiced for \$1200, but not yet paid
 - Will incorporate results of Board conclusions into 2007 budget
 - Study recommended value is approx same as used by Board in Jan 2006
- Proposed CC&R amendment changes
 - Carter counting votes: Preliminary counts are in favor
- Pond fountain and aerators not working
 - Board authorized replacement of pump motor: now complete
 - Checking need for aerator fix/replacement
- Board authorized change to First Choice Electrical:
 - Delayed due to HOA being considered “commercial” not residential
- Re: Sagebrush homeowner with unapproved storage structure
 - Board approved 8 ft fence to shield structure; now completed
- Lifetime Fitness pond is working [FM is involved]



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- **New Business:**
 - Board reviewing 2007 Budget and Homeowner fee requirements
 - Rental Property discussion
 - Requesting Top Ten code enforcement issues to submit to FM town
 - Start discussions for Jan 2007 annual meeting agenda and elections
- **Information from FM Town**
 - Existing regulations require that sidewalks be free of any obstacles [e.g., basket ball goals]
 - FM is considering new trash screening ordinances